

Affordable Housing

Goal #1 of the City of Seattle's **2005 – 2008 Consolidated Plan** is to “provide decent affordable housing for low- and moderate-income households.” Affordable housing is a key ingredient for building stronger families and more vibrant neighborhoods. By investing in affordable rental housing, homeownership opportunities, home improvements, weatherization and energy efficiency, and service-enriched housing for people who have been homeless, as well as by creating incentives for private developers to build housing that working people who are priced out of either the rental or homeownership markets can afford, the City of Seattle's Office of Housing (OH) helps people find the housing they need and helps build community in neighborhoods around Seattle.

Housing Needs: Actions Taken to Foster and Maintain Affordable Housing

In 2008, OH made measurable progress toward meeting priority housing needs and addressing neighborhood and community housing issues. Outcomes for all OH housing programs include providing decent housing and a suitable living environment for low- and moderate-income people and/or revitalizing Seattle's lower-income neighborhoods.

OH funds housing development that addresses a range of low-income housing needs, including serving homeless people. These investments support the vitality of neighborhood business districts, often including retail and community facilities within housing projects. To ensure all Seattle residents have access to a safe and affordable home and a suitable living environment, OH invests in and advocates for:

- affordable rental housing
- homeownership opportunities
- home improvement
- energy conservation measures
- service-enriched housing to help the homeless
- incentives for private developers to create affordable housing

These priorities address the needs identified in the Consolidated Plan.

This section of the CAPER highlights the City of Seattle's 2008 Consolidated Plan activities. Additional progress in addressing affordable housing needs was made through a number of different programs not specifically mentioned here (i.e. Multifamily Tax Exemption Program, Downtown TDR and bonus programs, surplus property disposition, green building, and community revitalization initiatives). The accomplishments listed below represent expenditures from a number of fund sources, including CDBG and HOME; it is beyond the scope of this report to track all fund source expenditures.

During 2008, OH awarded \$12.7 million to six projects supporting the development or preservation of 273 rental housing units. This housing is being developed by nonprofit housing organizations and will serve chronically homeless and other homeless households with multiple

special needs, people with disabilities or special needs, and working individuals and families with low-wage jobs.

In 2008, 140 of the 273 units funded by OH are permanent supportive housing for homeless individuals and families. Of these, 68 apartments will serve homeless adults and 72 will serve formerly homeless families. People living in supportive housing typically have such low incomes that they can afford very little rent. As a result, rent payments are not high enough to cover either support services for residents or the ongoing costs to maintain and operate the building.

The high cost of single-family homes and condominiums in Seattle creates a daunting challenge for first-time homebuyers and threatens the economic vitality and diversity of the city. To provide working families the opportunity and stability that homeownership brings, OH has developed homeownership programs in partnership with local lenders and nonprofit organizations. In 2008, OH lent \$3.43 million of federal and local funds to 82 first-time homebuyers to help them purchase homes in Seattle.

The OH HomeWise Home Rehabilitation Loan Program enables low-income households to maintain safe, healthy, structurally sound and energy efficient homes. The program provides owners with home rehabilitation loans when they lack sufficient resources to properly maintain their homes. In 2008, HomeWise provided loans for 35 low-income households, over half of whom are extremely low-income.

The OH HomeWise Weatherization Program provides low-income households' weatherization, energy conservation, and health and safety improvement services that can reduce household's energy consumption by up to 30%. In 2008, weatherization work was completed in 877 housing units. Each single-family home and multifamily building receives a comprehensive energy audit and complete building assessment. The audit determines all cost effective energy conservation measures to maximize energy efficiency, and all necessary health and safety measures to support occupant comfort, health and safety. Because of required comprehensive assessment methods, kilowatt savings in 2008 were achieved by performing more extensive weatherization improvements in fewer units. New assessment methods allow for a more comprehensive assessment of energy loss and more precise measurement of actual energy savings resulting from weatherization. While the program continues to track the number of housing units weatherized, the primary goal of the program is to maximize overall energy efficiency and safe and healthy performance of the housing. In 2008, energy savings totaled 2,320,812 kWh, compared to a goal of 923,934 kWh. The total estimated energy savings (kWh and Btu combined) resulted in a reduction of 1,438 metric tons of carbon dioxide emissions.

The Minor Home Repair Program, administered by Senior Services, provided repairs to 767 low-income households in Seattle. More than 80% of clients served by the program are age 60 or older.

Specific Housing Objectives for Federal Funding reported in the Consolidated Plan (CDBG and HOME funds only)

The following describes the progress made in meeting the specific objective of providing affordable housing, including the number of low- and moderate-income renter and owner households, comparing actual accomplishments with performance indicators provided to HUD in the 2008 Table of Proposed Projects.

Multifamily Preservation and Production Program

2008 Federal Funds: \$585,161 CDBG
\$234,096 CDBG PI (reprogrammed from single-family loan payoffs)
\$500,000 CDBG PI
\$2,648,182 HOME
\$3,803 HOME PI
Estimated: \$12.7 of federal funds combined with other local funding will be committed for production and development 200 rental housing units
Accomplished: \$12.7 million funded 273 units

Lending staff awarded \$12.7 million for six developments containing 273 affordable rental units (241 units affordable up to 30% AMI, 21 units affordable up to 50% AMI, and 11 units affordable up to 60% AMI). Of the \$12.7 million awarded for affordable housing preservation and production, \$1.055 million were federal funds.

Homeownership Program

2008 Federal Funds: \$6,359 CDBG PI
\$874,259 HOME
\$37,308 HOME ADDI (American Dream Downpayment Initiative)
\$281,381 HOME PI
\$92,712 CDBG
Estimated: \$2.1 million of federal funds combined with other local funding will be awarded for homeownership housing assistance and production, which is expected to help 40 households purchase homes
Accomplished: 82 households purchased homes

Lending staff closed loans totaling \$3.43 million in federal and other sources of funding, which helped 82 households become first-time homebuyers.

Homebuyer Education & Counseling

2008 Federal Funds: \$216,989 CDBG
Estimated: 17 workshops will be held; 220 households will participate in counseling
Accomplished: 19 workshops held; 165 households participated in counseling

Homebuyer education, counseling and assistance services were provided via a contract with the community-based nonprofit agency HomeSight. In 2008, 165 households participated in 19 homebuyer education and counseling workshops. Although HomeSight held two more homebuyer workshops than their goal of 17, participation in those workshops was down for the first three quarters of 2008, compared to the previous year. HomeSight reported that that was a reflection of the uncertainty caused by the housing crisis that started in the winter of 2007-2008. A significant number of HomeSight clients decided to put their plans on hold as that news was unfolding at the national level. In response, HomeSight increased their marketing and outreach by fall of 2008, which resulted in increased numbers in the fourth quarter despite the holidays.

HomeWise Program (Rehabilitation and Weatherization)

2008 Federal Funds: \$361,279 CDBG
\$468,027 CDBG PI
\$88,527 HOME PI
Estimated: 550 housing units will be weatherized; 35 housing units will be repaired using current and previous CDBG PI
Accomplished: 877 housing units weatherized; 35 housing units repaired

HomeWise provides both weatherization and rehabilitation services. CDBG covers a portion of the HomeWise Weatherization/Energy Conservation Program staff costs. The HomeWise Rehabilitation Program exceeded projected accomplishments, providing 35 loans to low-income homeowners who could not otherwise afford to have needed repairs done.

The HomeWise Weatherization Program exceeded energy conservation goals by 152% for 2008. New Washington State policies place more emphasis on energy savings in weatherized homes. HomeWise weatherization staff provided energy conservation audits and financial assistance for 730 apartments in 10 multifamily buildings, 145 owner-occupied single-family homes, and two single-family rental homes. New assessment methods allow for a more comprehensive assessment of energy loss and more precise measurement of actual energy savings resulting from weatherization. Approximately half of weatherized units are occupied by households with income below 125% of federal poverty guidelines.

Minor Home Repair Program

2008 Federal Funds: \$449,917 CDBG
Estimated: 650 housing units will be repaired
Accomplished: 767 housing units occupied by senior and disabled households received home repairs

In 2008, 767 low-income households throughout Seattle received critical home repairs through Senior Services of Seattle-King County's Minor Home Repair Program. More than half of households benefiting from the program are extremely low-income. In addition, 630 of the 767 homes repaired are owned by seniors over 60 years of age.

Efforts to Address “Worst Case” Housing Needs and Housing Needs of Persons with Disabilities

OH committed funding to production of 140 multifamily units for homeless individuals and families. These are generally people with “worst case” housing needs and people with disabilities in Seattle. HUD uses the term “worst case needs” to refer to households that:

- Are renters.
- Do not receive federal housing assistance.
- Have incomes below 50 percent of median family income in their area, as established by HUD.
- Pay more than half of their income for rent and utilities or live in severely substandard housing.

Relocation

OH discourages affordable rental housing and homebuyer proposals that result in permanent displacement of households. Projects must be designed to minimize displacement of households. Any temporary relocation or permanent displacement of households must comply with all applicable provisions of (a) Seattle Municipal Code 20.84 – Relocation Assistance, (b) Seattle’s Just Cause Eviction Ordinance; and (c) for projects using federal funds, the federal Uniform Relocation Act (URA) and other relocation regulations and handbooks applicable to the particular funding program.

Applicants are strongly encouraged to consult with OH as early as possible for information regarding relocation when they are considering acquisition and rehabilitation of occupied buildings. OH staff reviews proposals for potential relocation activities including assessment of the income and rent of existing residents and the proposed relocation plan and budget. If federal funds are allocated to a project that involves relocation activities, OH monitors compliance with all requirements. No OH-funded activities necessitating relocation activity occurred in 2008.

Leveraging Resources

OH’s funding commitments for rental housing production and preservation in 2008 **leveraged \$3.21 for every \$1 in City funds** (including CDBG and HOME). The leveraged funds came from such sources as the State Housing Trust Fund, King County capital funds, low-income housing tax credit equity, bank debt, tax-exempt bond financing, fundraising and other owner contributions.

The Homeownership Program achieves a similar leverage of other resources for first-time homebuyers: every \$1 of City funding leveraged \$5 in other public and private financing. This includes publicly funded mortgage financing and downpayment assistance through the State Housing Finance Commission, the State Housing Trust Fund, and the Federal Home Loan Bank, private contributions to Habitat for Humanity projects and United Way of King County’s Individual Development Account program, and private lender mortgages.

The OH HomeWise Program is funded by a number of sources. The HomeWise Rehabilitation Program uses CDBG funds for staffing, and program income funds (primarily CDBG program income) for rehabilitation of homes owned by low-income households. The HomeWise Weatherization Program is funded partly by the State of Washington (\$2,099,508 in 2008) and partly by Seattle City Light (\$1,138,770 in 2008). The total Weatherization Program funding for 2008 was \$3,238,278. The detail is as follows:

- \$619,292 U.S. Department of Health & Human Services Low Income Home Energy Assistance Program;
- \$352,562 U.S. Department of Energy Low Income Weatherization Assistance Program;
- \$94,217 Bonneville Power Administration; and
- \$1,034,437 State of Washington Energy Matchmakers Program.

Barriers to Affordable Housing

All of City of Seattle's housing programs seek to increase affordable housing opportunities for low-income households. This is done in part by providing gap financing to create affordable rental housing, providing downpayment assistance, and decreasing energy costs for low-income households through weatherization and energy conservation improvements. In addition, the City's public policies are generally favorable to affordable housing development, maintenance and improvement. City zoning provides capacity to add a range of housing types in amounts exceeding planning goals.

Seattle has implemented the vast majority of the actions identified on HUD's latest Initiative on Removal of Regulatory Barriers questionnaire. One of those actions is Seattle's Comprehensive Plan, which includes a detailed Housing Element. The plan estimates current and anticipated housing needs for the next 20 years, taking into account anticipated growth in the Puget Sound region. The plan addresses needs of both existing and future residents of all incomes.

A number of affordable housing strategies are incorporated into Seattle's Land Use Code. An example is the transferable development rights and bonus program, which has been available to developers in downtown Seattle high rise zones since the mid-1980s. In 2008, Seattle City Council adopted legislation introducing affordable housing incentives for residential developers in the Dravus neighborhood and establishing a residential bonus framework that will accompany future zoning increases in other areas of Seattle. City policy and planning staff have finalized a work program that would expand this framework to include incentives for commercial developers in areas outside of downtown in order to ensure that affordable housing is provided in concert with increased development capacity.

Seattle recognizes that lower parking requirements are one of many components of achieving neighborhoods that are green, livable, and affordable. Housing in downtown and Seattle's five other urban centers have no parking requirement. In addition, new affordable housing and senior housing in other Seattle neighborhoods have lower minimum parking requirements than other types of development.

Several years ago the State of Washington adopted legislation authorizing jurisdictions to grant 10-year property tax exemptions as an incentive for multifamily housing development in urban centers. The Multifamily Tax Exemption Program implemented by Seattle requires a certain percentage of the units in each development to be affordable to families and individuals whose incomes are below the area median.

The City is a prime sponsor of the Ten-Year Plan to End Homelessness in King County, now in its fourth year of implementation. Adrienne Quinn, OH Director, serves on the King County Committee to End Homelessness (CEH) Interagency Council and other OH staff support CEH committees. The Ten-Year Plan considers a variety of strategies targeted to access and retention of housing for homeless individuals and families. This includes increasing the use of existing private and nonprofit units as well as new construction for permanent supportive housing. OH also dedicates specific local Housing Levy and state funds to leverage additional units of permanent housing for homeless and disabled persons. The Ten-Year Plan emphasizes preventing discharge into homelessness as people move from hospitalization or incarceration.

Actions Taken to Evaluate and Reduce Lead-based Paint Hazards

The City recognizes the need to decrease the level of lead-based paint hazards in residential units improved with City or federal funds. Contractors/workers doing rehabilitation or weatherization through OH's HomeWise Program are required to utilize leadsafe work practices. HomeWise provides payment for the initial lead safe training utilizing CDBG funds set aside specifically for that purpose. The City's four primary contractors for weatherization work have pollution occurrence insurance. One of OH's property rehabilitation specialists is a Lead-Based Paint Program Certified Risk Assessor and Inspector. In 2008 the HomeWise Program purchased an X-ray fluorescence spectrum analyzer in order to accurately determine the presence of lead-based paint on all buildings. This equipment will allow the identification of lead-based paint whenever it is present in a home. All clients are provided information regarding lead poisoning prevention.

City of Seattle Fair Housing Outreach Efforts

The Seattle Office for Civil Rights (SOCR) conducts extensive ongoing outreach efforts to address impediments to fair housing. In addition to the efforts outlined below, SOCR offers a wide variety of print materials and information on the Web (www.seattle.gov/civilrights). The following information is currently available:

- General civil rights information for people who live or work in Seattle, or who visit the City, including providing detailed instructions about charge filing and handling.
- Extensive selection of brochures, booklets and cards, including How to File a Discrimination Complaint, Disability Etiquette Handbook, Fair Loans Fair Housing – Your Guide to Avoiding Predatory Loans, Fair Housing for Real Estate Industry Professionals – Top 100 Frequently Asked Questions & Answers; City of Seattle Grievance Procedure under the Americans with Disabilities Act (ADA); Customer Service – Our Commitment; How to file an appeal with the Seattle Human Rights Commission of a "No Reasonable Cause" decision; Religious Accommodations –

Employment and Housing; Employment and Housing Facts for People with Criminal Records; Information and Referral for Non-Discrimination Issues (General Legal, Housing, Employment, Disabilities, Mental Health, Education, Domestic Violence, Hate Crimes, Immigration, Payday Loans, Criminal Records); and Housing Segregation in Seattle: 1975 – 2005.

- Publications translated into the following languages: Spanish, Chinese, Vietnamese, Cambodian, Tagalog, Korean, Russian, Amharic, Tigrinya, Oromo, and Somali.
- Published articles and current information on discrimination and civil rights issues.

From January 1 to December 31, 2008, SOCR conducted the following trainings for housing providers and consumers, as well as to business, community and immigrant groups:

Training for housing providers and real estate professionals:

- Bi-Monthly Training for apartment managers/owners in 2008 (1/23, 3/26, 5/28, 7/23, 9/24, 11/26) – co-sponsored and jointly presented by SOCR, HUD, King County Office of Civil Rights, and Washington State Human Rights Commission
- Quantum Management Services staff training (7/22/08)
- Fair housing training members of the National Association for Rental Property Management (9/22/08)
- Ed Con real estate trade show (10/6/08)
- TRENDS residential property management trade show (12/11/08)

Training for community groups and organizations:

- City Year (1/11/08)
- Goodwill Industries (1/25/08)
- UW Hillel (1/30/08)
- ACLU WA (2/1/08)
- North Seattle Worksource (2/14/08)
- Safe Schools Coalition (2/16/08)
- North Seattle Worksource (3/20/08)
- West Seattle/White Center WorkFirst Program (3/21/08)
- Asset Building Collaborative (3/28/08)
- Legacy of Leadership Equality and Organizing (LELO) presentation (3/31/08)
- Presentation to students at Nova High School (4/24/08)
- NW Women's Law Center presentation (5/8/08)
- Presentation on predatory lending to Asset Building Collaborative members (5/22/08)
- Presentation to South Seattle Crime Prevention Council (6/2/08)
- Quarterly workshop on "Overcoming Barriers: Current Issues in Civil Rights" with Asset Building Collaborative members (6/19/08)
- Presentation to Sound Mental Health counselors (8/5/08)
- West Seattle/White Center WorkFirst Program (8/12/08)

- Asset Building Collaborative (9/25/08)
- Village of Hope presentation (11/15/08)
- Asset Building Collaborative (11/21/08)

Outreach to immigrant/refugee communities:

- Asset Building Collaborative (1/30/08)
- Asset Building Collaborative (2/7/08)
- Asset Building Collaborative (2/29/08)
- KKMO 1360 AM Spanish-language radio program (3/31/08)
- Seattle Public Library Spanish-language presentation (4/3/08)
- “A Dream in Doubt” film presentation / civil rights panel at NW Film Forum (4/19/08)
- Dedication of Cesar Chavez Park (4/16/08)
- Asian Pacific Islander Heritage Month Celebration at Seattle Center (5/3/08)
- SeaMar staff presentation (5/20/08)
- Opening ceremony for new Filipino Community Center (5/30/08)
- Information table at “A Glimpse of China: Chinese Culture and Arts Festival” at Seattle Center (5/31/08)
- KKMO 1360 AM Spanish-language radio program and Univision Spanish-language TV program (week of 7/21-25/08)
- Information distributed to IDHA, Solid Ground, and El Centro de la Raza on predatory mortgage lending (8/20/08)
- United Africa Day, community event for African community members (8/23/08)
- Fair housing presentation to annual legal awareness workshop sponsored by the Organization for Chinese Americans (9/17/08)
- Equity in Mortgage Lending training for approximately 50 members of the National Association of Hispanic Real Estate Professionals, representing major lending institutions (9/18/08)
- Mortgage lending workshop at El Centro de la Raza (9/23/08)
- Panel discussion at the National Federation of Filipino American Association’s National Empowerment Conference (9/26/08)
- Somali Community Services presentation (11/19/08)
- Discussion with directors of Entre Hermanos and NW Immigrant Rights Project re SOCR services (12/2/08)
- CASA Latina Worker Center presentation (12/17/08)

Outreach via community events – information tables:

- Guiding Lights Mentoring Conference (1/26/08)
- “Iron Ladies of Liberia” film presentation – NW Film Forum (2/23/08)
- Huddle Up Reception (3/9/08)
- Youth and Families Summit – Human Services Coalition (3/13/08)
- City of Seattle Career Fair (5/21/08)
- First annual African American Legislative Day at Seattle City Hall ((6/18/08)

- Juneteenth Parade and Festival at Pratt Park (6/14/08)
- LGBT “It’s About Life” Expo (6/21/08)
- Seattle Pride Parade and Festival (6/29/08)
- WA ACORN Town Hall Meeting for Mortgage Help (7/14/08)
- Umoja Festival (8/2/08)
- Mortgage Intervention Workshop and Community Discussion at the NW African American Museum (8/9/08)
- South Pacific Island Festival (8/23/08)
- Employee Home Ownership Fair sponsored by King County and open to City of Seattle employees (9/3/08)
- Mortgage Crisis in WA State” event, featuring an appearance by U.S. HUD Secretary Steve Preston (10/22/08)
- Filipino American Civic Employees of Seattle (FACES) Conference (10/31/08)

Media outreach and advertising to promote fair housing

Newspapers/magazines:

- Colors NW – 6 ads
- International Examiner – 8 ads
- NW Asian Weekly – 6 ads
- The Medium – ads in Black History, SoulFest, and MBO special issues
- On-Site (monthly newspaper for residential property managers and landlords) – ad every other month – 6 total
- Seattle Gay News – ad for Pride Edition (June 2006) / 4 smaller monthly ads
- The Skanner – ads in Black History, Careers and Minority Business special issues
- Latino Cultural – 1 ad

Radio:

- KUBE – 36 x 30 second spots
- KKMO (Radio Sol) – 80 x 60 second spots – Spanish-language

Other advertisements:

- Metro bus interior ads (12/08)
- MLK Festival Booklet (1/08)
- Organization of Chinese Americans 2008 Golden Circle Awards Celebration Dinner (2/16/08)
- Paul Robeson Peace and Justice Awards Dinner program (4/5/08)
- Blacks in Government Training Conference (5/08)
- International Examiner Community Voice Awards dinner program (5/21/08)
- NW LELO/DVJ Annual Dinner booklet (6/08)
- African American Business Directory (9/08)

- Helping Link Dinner program (09/08)
- NW Immigrant Rights Project 24th Anniversary Gala program (9/13/08)
- El Centro de la Raza Dinner Program (9/27/08)
- WA State Jobs with Justice Awards banquet program (10/11/08)

Published articles

- “Hearing Examiner upholds ruling re disability rights – Fair Housing Update (2/08) – quarterly publication produced jointly by the Fair Housing Agencies of WA for residential property managers and landlords throughout Seattle-King County
- “Fair Housing and Disabilities” – Rental Housing Association Newsletter (4/08)
- “Local landlord faces multiple fair housing charges” – Fair Housing Update (7/08)
- “Reminder: Seattle managers required to post fair housing information” – Fair Housing Update (7/08)
- “Rent may not cover political messages” Seattle Times (9/28/08) – SOCR spokesperson quoted in article.
- “Seattle Office for Civil Rights opens comment period for amendments to enforcement rules” – PSA released and advertised in Daily Journal of Commerce 10/16/08)

Fair housing outreach efforts for 2009

In 2009, the Seattle Office for Civil Rights will continue to implement outreach strategies for communities most likely to experience impediments to fair housing.

HOME Annual Performance Reports

Information contained in this and the following HOME match report tables provide an assessment of how HOME funds supported the City's goal of increasing the stock of affordable housing and maintaining stability for low and moderate income households.

Table 3: 2008 HOME PROGRAM ANNUAL PERFORMANCE REPORT

Submit this form on or before December 31. Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Room 7176, 451 7th Street SW., Washington, D.C. 20410.		This report is for period: (mm/dd/yy)		Date	Submitted
		Starting:	Ending:		
		1/1/2008	12/31/2008	2/5/2008	
Part 1: Participant Identification					
1. Participant Number:	2. Participant Name				
M92-93-94-95-96-97-98-99-00-01-02-03-04-05-06-07-08 MC530200		City of Seattle			
3. Name of Person Completing Report		4. Phone No. (include Area Code)			
Debbie Thiele		(206) 615-0995			
5. Address	6. City	7. State		8. Zip Code	
PO Box 94725	Seattle	WA		98124-4725	
Part II: Program Income					
Enter the following program income amounts for the reporting period in block 1; the balance on hand at the beginning; in block 2 the amount generated; in block 3 the amount expended; and in block 4 the amount for Tenant-Based rental assistance.					
1. Balance on Hand at Beginning of Reporting Period:	2. Amount Received During Reporting Period:	3. Total Amount Expended During Reporting Period:	4. Amount Expected for Tenant-Based Rental Assistance	5. Balance on Hand at end of Period	
(\$73,926)	\$7,081,732	\$6,318,494	\$0	\$689,311	

Part III: Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

(In the table below, indicate the number and dollar value of contracts for HOME Projects completed during the reporting period)

				Minority Business Enterprises (MBE)			
		a. Total	b. Alaskan Native/ American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	f. White Non-Hispanic
A. Contracts							
1. Number		9	0	2	0	0	0
2. Dollar Amount		\$51,300,778	\$0	\$20,717,631	\$0	\$0	\$0
B. Sub-Contracts							
1. Number		182	0	9	5	0	0
2. Dollar Amount		\$24,685,693	\$0	\$666,319	\$338,315	\$0	\$0
		a. Total	b. Women Business Enterprises (WBE)	c. Male			
C. Contracts							
1. Number		0	0	0			
2. Dollar Amount		\$0	\$0	\$0			
D. Sub-Contracts							
1. Number		14	14	0			
2. Dollar Amount		\$1,432,630	\$1,432,630	\$0			

HUD FORM #40107

**HOME MATCH
REPORT**

**Federal Fiscal Year:
2008**

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			Match Contributions for	
Part 1: Participant Identification			Federal Fiscal Year: 2008	
1. Participant # Assigned by HUD:	2. Name of the Participating Jurisdiction	3. Name of Contact (person completing this report)		
Years M 1992 thru R2008 MC530200	City of Seattle, Office of Housing	Debbie Thiele		
5. Street Address of the Participating Jurisdiction 700 Fifth Avenue Suite 5700, Seattle	7. State: WA	8. Zip Code: 98104		
PART II: FISCAL YEAR SUMMARY				
1. Excess match from prior federal fiscal year*	\$91,657,792.07			
2. Match contributed during current federal fiscal year (see Part III.9.)	\$13,167,421.00			
3. Total match available for current federal fiscal year *(line 1 : line 2) *		\$104,825,213.07		
4. Match liability for current federal fiscal year *		\$1,065,138.57		
5. Excess match carried over to next federal fiscal year (line 3 - line 4) *		\$103,760,074.50		

HOME MATCH REPORT

Federal Fiscal Year:

2008

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Name of City project funded with local monies only	Appraisal, Fees, Taxes, Arch / Eng.	Appraised land / Real property	Required Infrastructure	Site preparation. Const., Materials, Donated Labor	Total Non- HOME 2008 Contribution City / Local Match
1 st & Cedar	\$2,411,331				\$2,441,331
5 th & Main		\$800,000			\$800,000
Ballard Site		\$1,970,326			\$1,970,326
Brierwood		\$392,164			\$392,164
Douglas		\$3,550,000			\$3,550,000
Fremont Solstice Apts	\$69,407	\$2,223		\$994,943	\$1,066,573
Hiawatha Artist Lofts	\$75,000				\$75,000
Holden St. Family Hsg				\$168,496	\$168,496
Holiday Apartments	\$131,000	\$657,235			\$788,235
Kenyon Housing	\$81,082	\$10,000		\$387,803	\$478,885
Rainier Housing	\$127,624			\$111,261	\$238,885
Sea Mar Family Rental	\$316,136			\$57,379	\$373,515
Westlake II	\$183,511			\$670,500	\$854,011
TOTAL	\$3,395,091	\$7,381,948	\$0	\$2,390,382	\$13,167,421

Project Name	HOME Units	Owner/Borrower	Last Inspection	Passed? Yes/No	Annual Report Received	Letter to Borrower
10355 Wallingford Ave House	2	Parkview Services	2008	YES	6/24/2008	9/18/2008
11545 - 30th Avenue NE	2	Parkview Services	2008	YES	6/24/2008	9/18/2008
13736 - Meridian Ave N House	2	Parkview Services	2008	YES	6/24/2008	9/18/2008
14010 Courtland Place N.	2	Parkview Services	2008	YES	6/24/2008	9/18/2008
1811 Eastlake Supportive*	11	DESC	2008	YES	6/30/2008	10/3/2008
18th Avenue Apartments	5	CHH	2008	YES	6/30/2008	7/31/2008
2500 East Union*	6	SEHS	2008	YES	7/30/2008	9/24/2008
3512 NE 140th Street House	2	Parkview Services	2008	YES	6/24/2008	9/18/2008
500 N. 141st Street	2	Parkview Services	2008	YES	6/24/2008	9/18/2008
814 Hiawatha Place S.	2	Parkview Services	2008	YES	6/24/2008	9/18/2008
8217 - 5th Ave. NE #201	1	Parkview Services	2008	YES	6/24/2008	9/18/2008
Aki Kurose Village Phase 2 11520 Stone Ave. North	7	LIHI	2008	YES	6/30/2008	8/29/2008
Albion Place 3521 Albion Place N	3	CPC	2008	YES	6/30/2008	7/9/2008
Alder Crest 6250 - 35th Avenue SW	4	SHA	2008	YES	6/30/2008	9/25/2008
Ambassador II Condos* 506 E. Howell St.	6	T.H.S. ONE Inc.	2008	YES	7/3/2008	9/9/2008
Avalon Way Mutual Housing* 2980 SW Avalon Way	10	Transitional Resources	2008	YES	6/27/2008	7/14/2008
Bergen Place 101 N. 104th St.	28	LATCH	2008	YES	1/31/2008	3/17/2008
Brierwood 11020 Greenwood Ave. N.	5	CHMHA	NA	NA	NA	NA

Project Name	HOME Units	Owner/Borrower	Last Inspection	Passed? Yes/No	Annual Report Received	Letter to Borrower
Broadway Crossing 1531 Broadway	9	CHH	2008	YES	6/30/2008	8/20/2008
Cal Anderson House 400-406 Broadway	23	Plymouth (previously NW AIDS)	2008	YES	6/30/2008	7/23/2008
Cannon House 1311 - 23rd Avenue S.	11	John C. Cannon Retirement	2008	Minor Fail		8/20/2008
Cascade Supportive Housing 424 Minor Ave.	7	DESC	NA	NA	NA	NA
Cate Apartments NW 310 - 85th Street	6	LIHI	2008	YES	6/30/2008	8/29/2008
Centerwood Apartments 8427 Delridge Way SW	1	D.N.D.A.	2008	YES	6/30/2008	7/9/2008
Chubby and Tubby 3333 Rainier Ave. S.	4	SEED	NA	NA	NA	NA
Columbia Hotel 4900 Rainier Ave. S.	8	SEED	2008	YES	7/16/2008	8/13/2008
Cooper School 4408 Delridge Way SW	5	DNDA	2008	YES	6/26/2008	6/30/2008
Croft Place 6701 Delridge Way SW	4	D.N.D.A.	2008	YES	6/30/2008	7/11/2008
Delridge Heights Apts 8630 Delridge Way SW	2	D.N.D.A.	2008	YES	6/30/2008	7/11/2008
Denice Hunt Townhomes 620 N. 85th St.	20	LIHI/SHA	2008	Major Fail	6/30/2008	8/20/2008
Firwood 10751 - 2nd Avenue NW	8	Community House Mental Health	2008	YES	6/30/2008	10/1/2008
First and Cedar 2630 First Ave.	11	PHG	NA	NA	NA	NA
Frye Hotel 223 Yesler Way	233	LIHI	2008	Minor Fail	6/30/2008	9/2/2008

Project Name	HOME Units	Owner/Borrower	Last Inspection	Passed? Yes/No	Annual Report Received	Letter to Borrower
Glen Hotel 1413- 1st Ave.	37	LIHI/Glen Hotel L.P.	2008	Minor Fail	6/30/2008	8/20/2008
Good Shephard Center 4649 Sunnyside Ave N.	5	Historic Seattle	2008	YES	6/25/2008	6/25/2008
Helen V Apartments 1319 E. Union St.	7	Helen V LLC CHHIP	2007	YES	6/30/2008	8/4/2008
Hiawatha Artists Lofts 843 Hiawatha Place S.	4	ArtSpace	2008	Yes	NA	NA
Holden Manor 1213 SW Holden	4	D.N.D.A.	2008	YES	6/30/2008	7/14/2008
Holden Street Family Housing 2429 SW Holden	11	AHA	NA	NA	NA	NA
ID Village Square II 701 - 8th Avenue S.	7	IDVS 2 FH LLC	2008	YES	6/30/2009	8/15/2008
Julie Apts 1922 9 th Avenue	24	LIHI	2008	Minor Fail	6/30/2008	8/25/2008
Jordan House* 13340-3rd Ave NE	8	SMHI	2008	YES	7/7/2008	9/25/2008
Katherine's Place S. 3516 Jueanu St.	6	AHA	2008	YES	6/30/2008	9/25/2008
Kenyon Housing 3936 S. Kenyon St.	11	HRG	NA	NA	NA	NA
Lake City Court 12730 33rd Ave. NE	11	LIHI	NA	NA	NA	NA
Langdon and Anne Simons 2113 Third Ave.	9	PHG	2008	YES	NA	NA
Las Briassas Del Mar* 501 S. Sullivan St.	11	Consejo	2008	YES	6/30/2008	9/19/2008
Leroy Helms Center 416- 2nd Ave. Ext S.	11	AHA	2008	YES	6/30/2008	7/29/2008
Martin Court 6188 4 th Ave S	24	LIHI	2008	YES	6/30/2008	8/25/2008

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Meadowbrook View 11032 Lake City Way NE	7	L.I.H.I.	2008	Minor Fail	6/30/2008	8/18/2008
McKinney Manor 1916 E. Madison	40	Mt Zion Madison St Prop	2008	YES	6/30/2008	8/24/2008
New Holly II 7050 - 32nd Avenue S.	19	SHA	2008	YES	7/24/2008	8/20/2008
New Holly III 7050 - 32nd Avenue S.	30	SHA	2008	YES	7/28/2008	8/20/2008
Pacific Hotel 317 Marion St.	111	Plymouth/P.H.L.P.	2008	YES	6/30/2008	7/23/2008
Partners In Hope 2301 Second Ave.	11	AHA	NA	NA	NA	NA
Phinney Place* 11025 Phinney Avenue N.	4	Community Health Mental Health	2008	YES	5/19/2008	6/2/2008
Rainier Housing 5270 Rainier Ave. S.	11	DESC	NA	NA	NA	NA
Roxbury Mutual Housing 9455- 27th Ave SW	9	LATCH	2008	YES	6/30/2008	7/9/2008
Security House 2225 4 th Avenue	13	H.R.G.	2008	YES	6/30/2008	7/30/2008
Stone Way Apartments 1205 N. 45th St.	8	HRG	2008	YES	6/30/2008	9/12/2008
Tyree Scott Apartments 4012 MLK Jr. Way S.	2	Andover Court LP	2008	YES	6/30/2008	8/29/2008
Villa Park Townhomes 9111- 50th S.	42	SHA/SEED	2008	YES	6/30/2008	8/8/2008
Village Spirit 100 23rd Ave. S.	11	CCS	NA	NA	NA	NA
Vivian McLean Place 5423 Delridge Way SW	4	Delridge M.H. Ltd.	2008	YES	6/30/2008	7/21/2008
TOTAL UNITS	964					
* HOME with Seattle Levy Operating & Maintenance Subsidy						